

# MEMORANDUM

**TO:** Andrew Rivera, Planning Commission Coordinator  
Planning and Zoning Department

**FROM:** Eric J. Hammack, Real Estate Supervisor  
Land Management Section  
Office of Real Estate Services

**DATE:** October 19, 2015

**SUBJECT:** F#9583-1509 – Encroachment of the 20<sup>th</sup> Street right-of-way and adjacent alley by an exterior building wall, a brick garden wall, and a roof overhang.

Attached are the departmental comments and other information pertinent to the referenced right of way encroachment. **The proposed encroachments include the exterior wall of a building, a brick garden wall, and a roof overhang.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **October 27<sup>th</sup>, 2015, Planning Commission Agenda** for their consideration.

Staff contact: Eric Hammack at 974-7079, or [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov)

Applicant: Neslie Cook, of Thrower Designs

Property Owner: House Association of Beta Xi Chapter of Kappa Kappa Gamma.

Ms. Cook or her delegate will be present at the meeting to answer any questions regarding the project, if needed.

Eric J. Hammack, Real Estate Supervisor  
Land Management Section

**OFFICE OF REAL ESTATE SERVICES**  
Attachments

DEPARTMENTAL COMMENTS FOR THE ENCROACHMENT OF THE 20<sup>TH</sup> STREET  
RIGHT OF WAY AND ADJACENT ALLEY BY WALLS AND ROOF OVERHANG

AT&T	APPROVE – conditioned upon no pole relocation
AUSTIN ENERGY	APPROVE
AUSTIN RESOURCE RECOVERY	APPROVE
AUSTIN TRANSPORTATION	APPROVE
AUSTIN WATER	APPROVE
CTM – GAATN	APPROVE
CAPITAL METRO	APPROVE
EMS	APPROVE
FIRE	APPROVE
GOOGLE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Urban Design)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS (Office of the City Engineer)	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
URBAN TRAILS	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

## MEMORANDUM

Case No.: 9583-1509  
Date: Sept. 28<sup>th</sup>, 2015

SUBJECT: **ENCROACHMENT OF STREET RIGHT OF WAY**

( ) Lucy Cabading	AT&T	( ) Marilyn Lamensdorf	PARC
( ) Melody Giambruno	Austin Energy	( ) David Marquez	DSD (LUR-Engineering)
( ) Rob Spillar	Austin Transportation Director	( ) Sangeeta Jain	DSD (LUR-Transportation)
( ) Angela Baez	Austin Water	( ) Mark Walters	PDRD (N'borhood Planning)
( ) Roberto Gonzalez	Capital Metro	( ) Humberto Rey	PDRD (Urban Design)
( ) Carlo DeMatos	CTM – GAATN	( ) Wendy Rhoades	PDRD (Zoning Review)
( ) Milissa Warren	EMS	( ) David Boswell	PWD – Office of City Eng'r
( ) Frank Alvarez	Fire	( ) Christian Barraza	Texas Gas
( ) Scott Cunningham	Google	( ) Joseph Boyle	Time Warner
( ) Luis Mata	Grande Communication	( ) Katina Bohrer	WPD (Engineering)
( ) Mike Turner	Austin Resource Recovery	( ) Bruna Quinonez	Code Compliance

A request has been received for the encroachment of **a portion of West 20<sup>th</sup> Street and a portion of the University Street alley** (Adjacent to 2001 University Avenue). The ground level encroachment(s) already exist, and the proposed encroachment(s) will be aerial.

Please review this request and return your comments to Eric Hammack (974-7079), email address: [landmanagement@austintexas.gov](mailto:landmanagement@austintexas.gov) or Fax: 974-7088. Physical address: Office of Real Estate Services, 505 Barton Springs Road, Suite 1350. Due Date: **October 12<sup>th</sup>, 2015.**

APPROVAL: \_\_\_\_\_ YES \_\_\_\_\_ Yes, Subj. to Req'm't \_\_\_\_\_ No

Comments: \_\_\_\_\_

\_\_\_\_\_

### **Imagine Austin Comprehensive Plan - - - (CITY OF AUSTIN REVIEWERS ONLY):**

Please also review the Vacation request based on the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan (page 186).

Comments: \_\_\_\_\_

\_\_\_\_\_

Reviewed by: \_\_\_\_\_

Telephone: \_\_\_\_\_

Date: \_\_\_\_\_

# Thrower Design

P. O. Box 41957  
Austin, Texas 78704  
(512) 476-4456

September 14, 2015

City of Austin  
Office of Real Estate Services  
P.O. Box 1088  
Austin, Texas 78767

RE: Kappa Kappa Gamma Encroachment Agreement  
2001 University Avenue  
Summary Letter

Please find attached an Encroachment Agreement application for the Kappa Kappa Gamma House located at 2001 University Avenue. The subject property is comprised of a 0.375 acres lot at the intersection of University Avenue and 20<sup>th</sup> Street in Travis County, Texas. The lot contains an existing 3 story group home that is proposed for remodeling and expansion on the 2<sup>nd</sup> and 3<sup>rd</sup> stories. A portion of the existing building and the existing courtyard brick wall currently encroach both the alley and 20<sup>th</sup> street. The existing remodel of the building will further encroach the alley on the second and third levels that are proposed as an expansion to the house. Site plan improvements were submitted under case number SP-2015-0234CS.

If you have any comments, concerns or questions, please contact me at my office.

Sincerely,



Neslie Cook

## Application for an Encroachment Agreement

File No. 9583-1509  
Department Use Only

DATE: 9-25-15  
Department Use Only

### 1. TYPE OF ENCROACHMENT

Encroachment Type:	<input checked="" type="checkbox"/> Aerial	<input checked="" type="checkbox"/> Sub-surface	<input checked="" type="checkbox"/> Surface
List TYPE OF ENCROACHMENT to be placed on Public Property: <u>existing/proposed remodeled building face including basement, existing brick wall/fence</u>			
Has encroachment been installed prior to application: <input checked="" type="radio"/> Yes <input type="radio"/> No			
Adjoins property at the following street address: <u>2001 University Ave.</u>			

### 2. PROPERTY DESCRIPTION OF ENCROACHMENT AREA

Parcel #:	<u>0212030701</u>		
Survey & Abstract No.			
Lot(s)	<u>4 and 5</u>	Block	<u>18</u>
Subdivision Name:	<u>Louis Horst</u>		
Plat Book	<u>2</u>	Page Number	<u>594, 613</u>
Document Number			
County/Records:	<u>Travis</u>	County;	<input checked="" type="radio"/> Real Property <input type="radio"/> Official Public
NOTE: Attach three dimensional metes and bounds survey of Encroachment area.			

### 3. RELATED CASES

Existing Site Plan:	<input checked="" type="radio"/> YES <input type="radio"/> NO	FILE NUMBERS
Subdivision: Case:	<input type="radio"/> YES <input checked="" type="radio"/> NO	<u>SP-2015-0234CS</u>
Building Permit:	<input type="radio"/> YES <input checked="" type="radio"/> NO	

### 4. APPLICANT INFORMATION

Name:	<u>Neslie Cook</u>		
Firm Name:	<u>Thrower Design</u>		
Address:	<u>510 S. Congress Ste 207</u>	City:	<u>Austin</u>
		State:	<u>TX</u>
Zip:	<u>78704</u>	Phone:	<u>(512) 476-4456</u>
		Fax No.:	<u>( ) N/A</u>
EMAIL ADDRESS:	<u>neslie@throwerdesign.com</u>		

### 5. DEVELOPER INFORMATION

Name:	<u>House Association of Beta Xi Chapter of Kappa Kappa Gamma</u>		
Firm Name:	<u>Ellen Morrison</u>		
Address:	<u>2001 University Ave</u>	City:	<u>Austin</u>
		State:	<u>TX</u>
Zip:	<u>78705</u>	Phone:	<u>(512) 732-0890</u>
		Fax No.:	<u>( ) N/A</u>

## 6. LANDOWNER INFORMATION

Name: Same (as shown on Deed)

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_

Lienholder Name: \_\_\_\_\_

Lienholder Address: \_\_\_\_\_

Lienholder Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

(If multiple owners are joining in this request – complete names, addresses on each, must be attached.)

## 7. LICENSEE INFORMATION, if other than Landowner (Tenant)

Name: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ Fax No.: (\_\_\_\_) \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

I the undersigned Applicant declare that the information provided in this application is true and correct. I have read and understand that the processing of this Application will be handled in accordance with the Procedure for Requesting an Encroachment Agreement and that no action on processing will be taken without payment of the non-refundable processing fee. I understand that acceptance of this application and fee in no way obligates the City to enter into an Encroachment Agreement. I understand that the value of the Right-of-Way, if allowed to be encroached, will be determined by the City of Austin, Real Estate Services Division, a certified check will be required before scheduling an agenda item for Council review and Certificate of Insurance must be presented before an agreement, if approved, is executed. It is further understood that the City is not responsible for any cost or inconvenience incurred by the Applicant when the application is not approved.

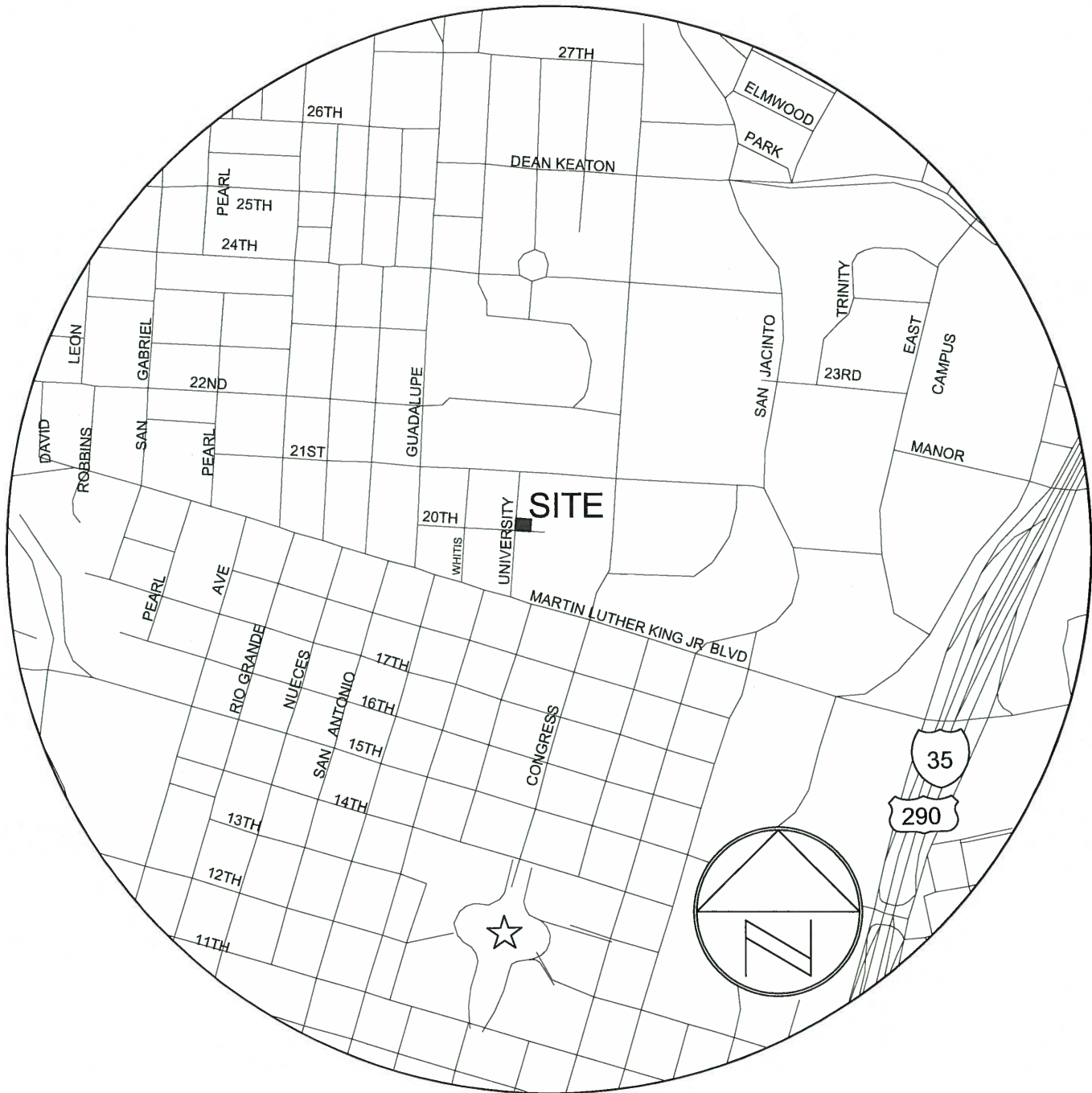
Signed By: \_\_\_\_\_

Applicant

Please check the appropriate box.

- ☐ Landowner
- ☐ Tenant
- ☒ Agent for Landowner
- ☐ Agent for Tenant

# 2001 UNIVERSITY AVENUE



## LOCATION MAP

N.T.S.



### METES AND BOUNDS DESCRIPTION

OF A 32 SQUARE FOOT TRACT, MORE OR LESS, BEING A PORTION OF A CALLED 20' ALLEY LOCATED BETWEEN LOTS 4 & 5 AND LOTS 21 & 22, OUTLOT 18, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN DIVISIONS D & E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 32 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH IRON ROD FOUND, IN THE WEST MARGIN OF A CALLED 20' ALLEY FOR THE NORTHEAST CORNER OF SAID LOT 4;

**THENCE**, S 05°48'03" W, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 17.20 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF, AND **PLACE OF BEGINNING**;

**THENCE**, DEPARTING THE EAST LINE OF SAID LOT 4 AND INTO THE INTERIOR OF SAID 20' ALLEY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 84°13'36" E, A DISTANCE OF 0.60 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;
2. S 05°59'11" W, A DISTANCE OF 65.45 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF;
3. N 84°03'24" W, A DISTANCE OF 0.39 FEET TO A CALCULATED POINT IN THE EAST LINE OF SAID LOT 5 FOR THE SOUTHWEST CORNER HEREOF;

**THENCE**, N 05°48'03" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 65.45 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 32 SQUARE FEET, MORE OR LESS.


THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 542.82' AND 589.54'. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**BEARING BASIS** OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 09-22-2015  
DODD SURVEYING & MAPPING  
PROFESSIONAL SURVEYORS  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660



  
FRED L. DODD JR.  
R.P.L.S. NO. 6392  
STATE OF TEXAS



### METES AND BOUNDS DESCRIPTION

OF A 15 SQUARE FOOT TRACT, MORE OR LESS, BEING A PORTION OF A CALLED 20' ALLEY LOCATED BETWEEN LOT 5 AND LOT 21 AND A PORTION OF WEST 20<sup>TH</sup> STREET, OUTLOT 18, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN DIVISIONS D & E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 15 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN 'X' FOUND IN THE WEST LINE OF A CALLED 20' ALLEY, ALSO BEING IN THE NORTH LINE OF WEST 20<sup>TH</sup> STREET (70' RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID LOT 5;

**THENCE**, N 05°48'03" E, WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 48.47 FEET TO A CALCULATED POINT;

**THENCE**, S 84°03'24" E, DEPARTING THE EAST LINE OF SAID LOT 5 AND INTO THE INTERIOR OF SAID 20' ALLEY, A DISTANCE OF 0.39 FEET TO A CALCULATED POINT;

**THENCE**, S 06°12'19" W, A DISTANCE OF 48.92 FEET TO A CALCULATED POINT IN THE INTERIOR OF SAID WEST 20<sup>TH</sup> STREET;

**THENCE**, N 82°26'59" W, CONTINUING THROUGH THE INTERIOR OF SAID WEST 20<sup>TH</sup> STREET, A DISTANCE OF 21.95 FEET TO A CALCULATED POINT IN THE SOUTHLINE OF SAID LOT 5.

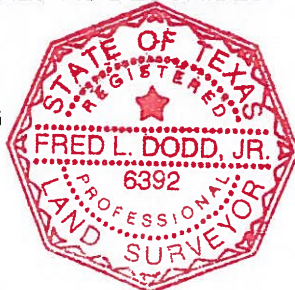
**THENCE**, S 83°37'29" E, ALONG THE SOUTHLINE OF SAID LOT 5, A DISTANCE OF 21.90 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 15 SQUARE FEET, MORE OR LESS.


THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 554.12' AND 544.96'. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**BEARING BASIS** OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 9-22-2015  
DODD SURVEYING & MAPPING  
PROFESSIONAL SURVEYORS  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660



  
FRED L. DODD JR.  
R.P.L.S. NO. 6392  
STATE OF TEXAS

**METES AND BOUNDS DESCRIPTION**

**OF A 59 SQUARE FOOT TRACT, MORE OR LESS, BEING A PORTION OF WEST 20<sup>TH</sup> STREET, LOCATED BETWEEN LOT 5, OUTLOT 18 AND LOT 7, OUTLOT 19, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN DIVISIONS D & E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 59 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** AT AN 'X' FOUND IN THE WEST LINE OF A CALLED 20' ALLEY, ALSO BEING IN THE NORTH LINE OF WEST 20<sup>TH</sup> STREET (70' RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID LOT 5;

**THENCE**, N 83°37'29" W, ALONG THE NORTH LINE OF SAID WEST 20<sup>TH</sup> STREET, A DISTANCE OF 47.84 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND **PLACE OF BEGINNING**;

**THENCE**, DEPARTING SAID NORTH LINE AND INTO THE INTERIOR OF SAID WEST 20<sup>TH</sup> STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 05°26'55" W, A DISTANCE OF 4.85 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF;
2. N 84°33'05" W, A DISTANCE OF 12.01 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF;
3. N 06°25'19" E, A DISTANCE OF 5.04 FEET TO A CALCULATED POINT IN THE NORTH LINE OF SAID WEST 20<sup>TH</sup> STREET FOR THE NORTHWEST CORNER HEREOF;

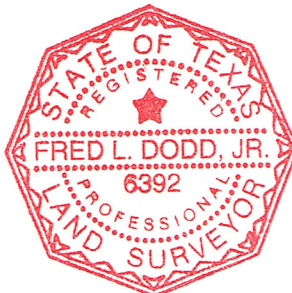
**THENCE**, S 83°37'29" E, ALONG THE NORTH LINE OF SAID WEST 20<sup>TH</sup> STREET, A DISTANCE OF 11.92 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 59 SQUARE FEET, MORE OR LESS.

THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 552.00' AND 546.51'. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**BEARING BASIS** OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 10-19-2015  
DODD SURVEYING & MAPPING  
PROFESSIONAL SURVEYORS  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660



Fred L. Dodd Jr.  
FRED L. DODD JR.  
R.P.L.S. NO. 6392  
STATE OF TEXAS



### METES AND BOUNDS DESCRIPTION

OF A 81 SQUARE FOOT TRACT, MORE OR LESS, BEING A PORTION OF A CALLED 20' ALLEY LOCATED BETWEEN LOTS 4 & 5 AND LOTS 21 & 22, OUTLOT 18, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN DIVISIONS D & E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 81 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT AN 'X' FOUND CUT ON TOP OF BRICK WALL IN THE WEST MARGIN OF SAID 20' ALLEY, FOR THE SOUTHEAST CORNER OF SAID LOT 5;

**THENCE**, N 05°48'03" E, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 47.75 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, AND **PLACE OF BEGINNING**;

**THENCE**, N 05°48'03" E, A DISTANCE OF 66.89 FEET TO A CALCULATED POINT IN THE EAST LINE OF SAID LOT 4, FOR THE NORTHWEST CORNER HEREOF;

**THENCE**, DEPARTING THE EAST LINE OF SAID LOT 4 AND INTO THE INTERIOR OF SAID 20' ALLEY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

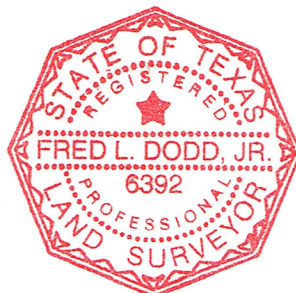
1. S 84°13'36" E, A DISTANCE OF 1.32 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;
2. S 05°59'11" W, A DISTANCE OF 66.89 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF;
3. N 84°03'24" W, A DISTANCE OF 1.10 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 81 SQUARE FEET, MORE OR LESS.

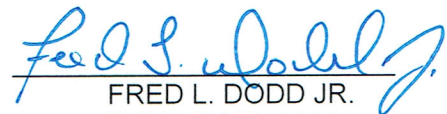
THE LIMITS OF THIS ENCROACHMENT SHALL BE BETWEEN THE ELEVATIONS OF 588.50 AND 589.54'. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**BEARING BASIS** OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 10-19-2015  
DODD SURVEYING & MAPPING  
PROFESSIONAL SURVEYORS  
112 PECAN STREET WEST  
PFLUGERVILLE, TEXAS 78660



  
FRED L. DODD JR.  
R.P.L.S. NO. 6392  
STATE OF TEXAS

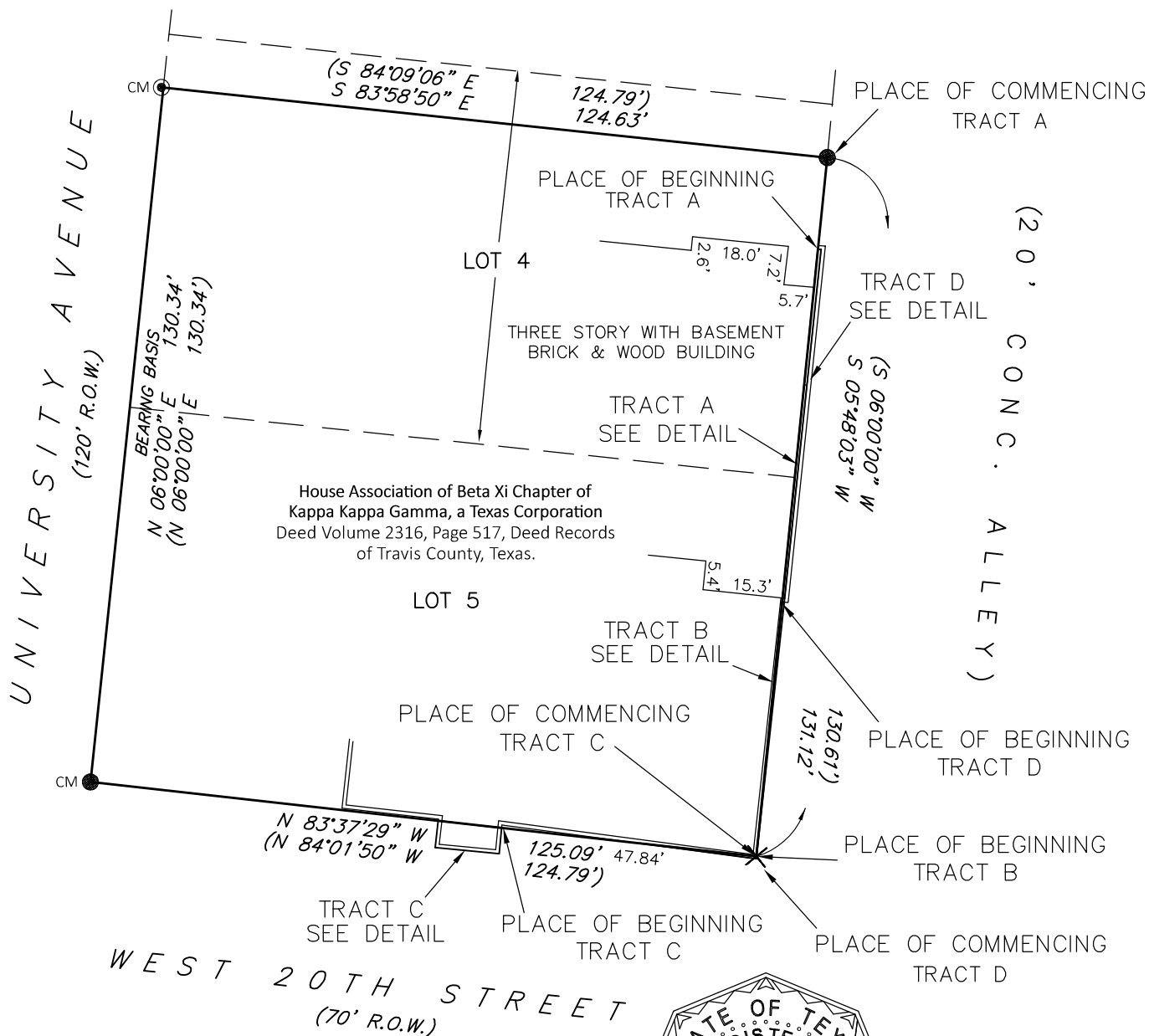
"OVERALL EXHIBIT ENCROACHMENT AREAS"

MAP SYMBOLS:

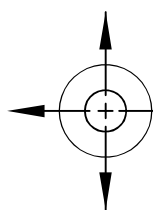
- 1/2" REBAR FOUND
- ⊙ IRON PIPE FOUND
- CM CONTROL MONUMENT
- ( ) RECORD DATA FROM



SCALE: 1 Inch = 30 Feet  
PLAT NORTH

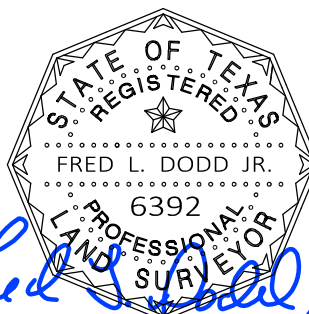


PAGE 1 OF 4



**DODD**

SURVEYING & MAPPING CO.  
PROFESSIONAL LAND SURVEYORS  
TEXAS FIRM LICENSE NO. 10193745



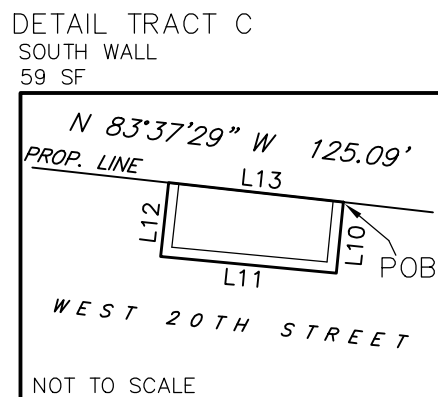
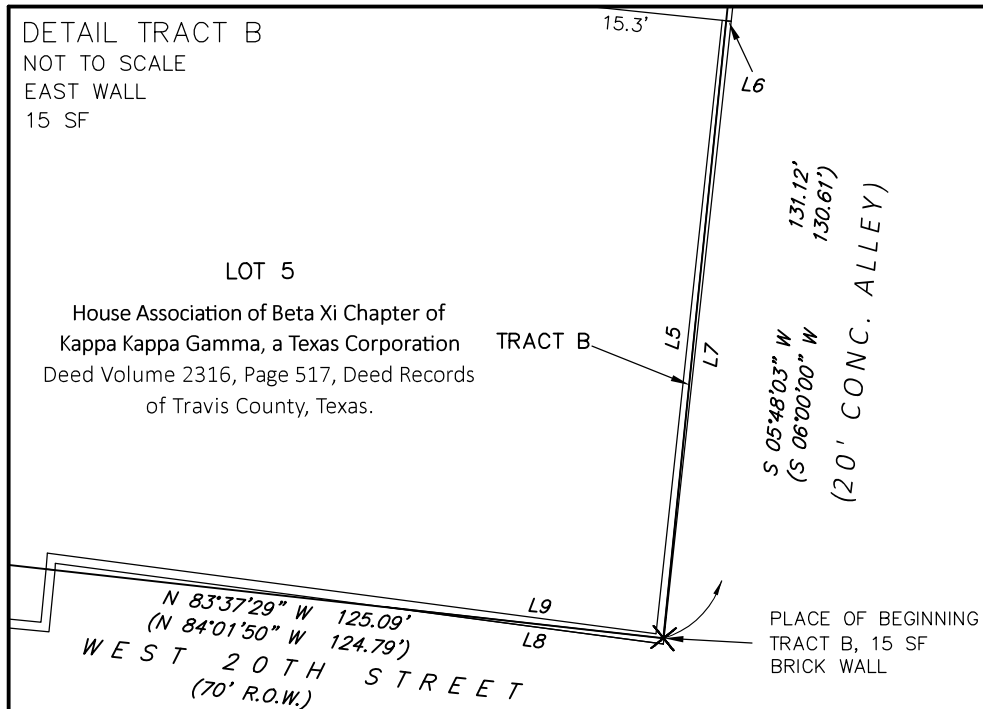
FRED L. DODD JR.,  
DATE: 10/19/2015

RPLS NO. 6392  
JOB NO.: TC15125-1

QUESTIONS, COMMENTS OR TO  
ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM

112 W. PECAN STREET  
PFLUGERVILLE, TX 78660  
(512) 843-3633

**"EXHIBIT B - TRACT B AND TRACT C, EXISTING ENCROACHMENT AREAS"**  
**SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION**

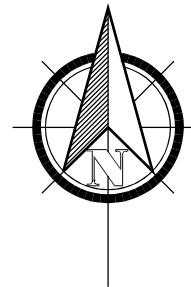


LINE TABLE

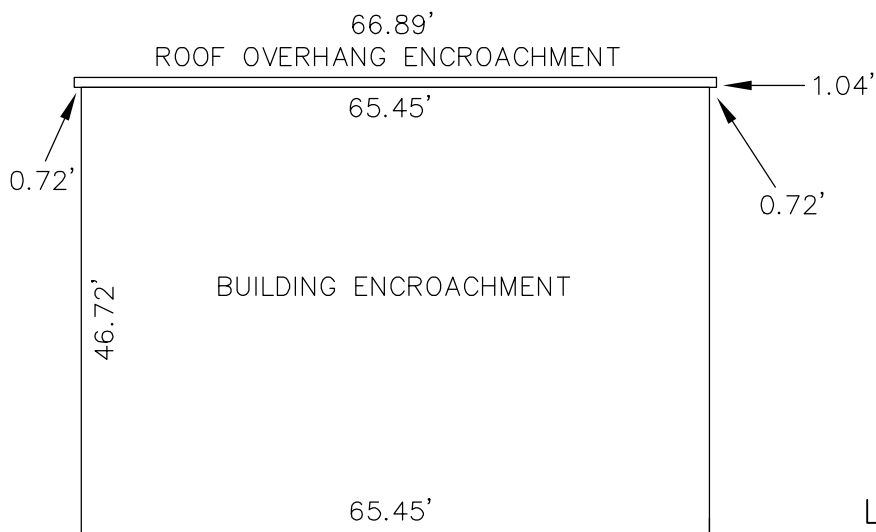
LINE	BEARING	DISTANCE
L5	N 05°48'03" E	48.47'
L6	S 84°03'24" E	0.39'
L7	S 06°12'19" W	48.92'
L8	N 82°26'59" W	21.95'
L9	S 83°37'29" E	21.90'
L10	S 05°26'55" W	4.85'
L11	N 84°33'05" W	12.01'
L12	N 06°25'19" E	5.04'
L13	S 83°37'29" E	11.92'

TRACT B  
 15 SF WALL ENCROACHMENT

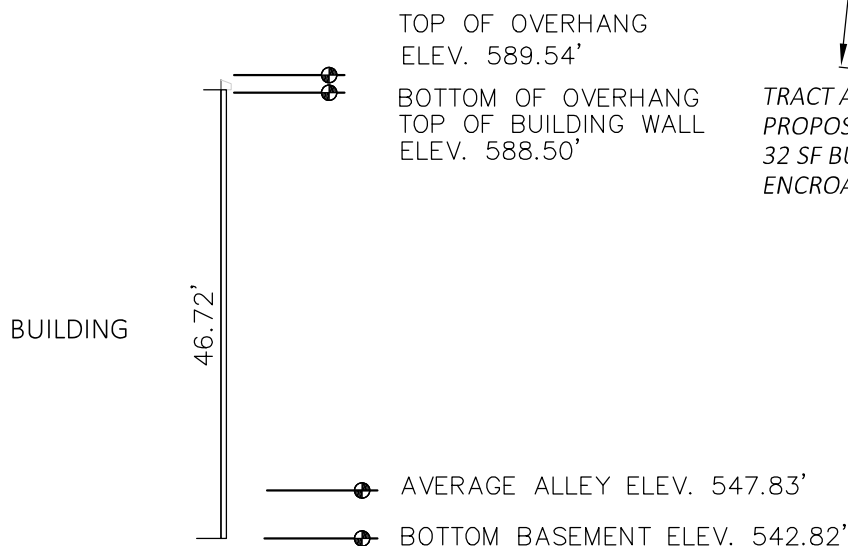
TRACT C  
 59 SF WALL ENCROACHMENT



**"EXHIBIT A - TRACT A, BUILDING ENCROACHMENT AREA"**  
**SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTIONS**

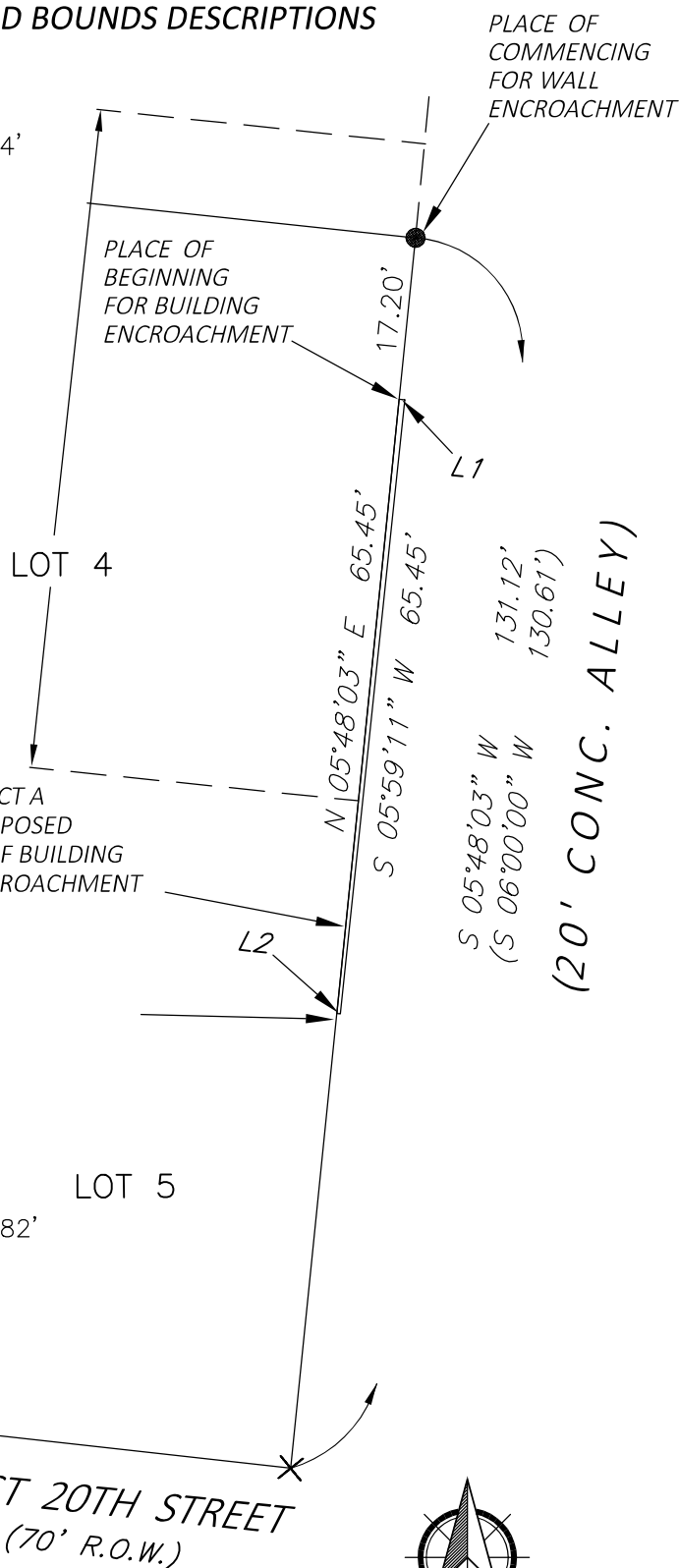


**EAST SIDE ELEVATIONS  
BUILDING ENCROACHMENT AREA**



**WALL SECTION OF ENCROACHMENT AREA**

**TRACT A  
32 SF WALL ENCROACHMENT**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 84°13'36" E	0.60'
L2	N 84°03'24" W	0.39'



SCALE: 1 Inch = 20 Feet  
DEED NORTH

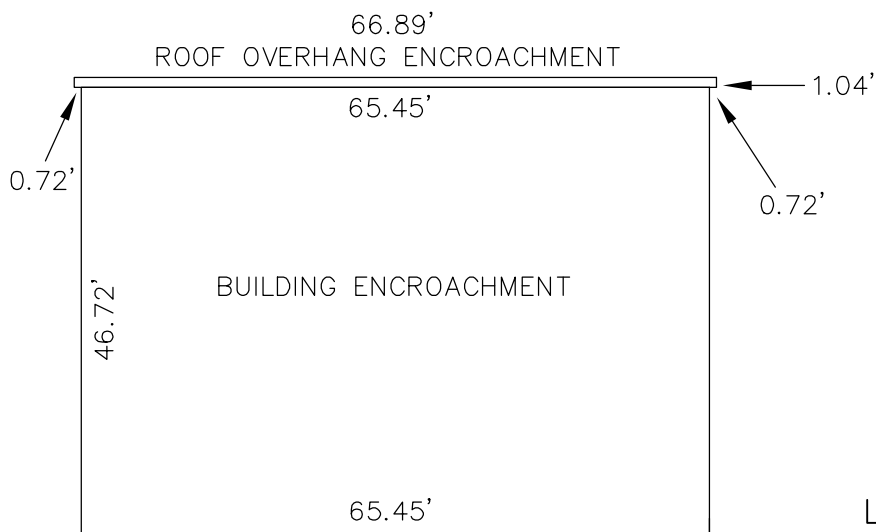


QUESTIONS, COMMENTS OR TO  
ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM

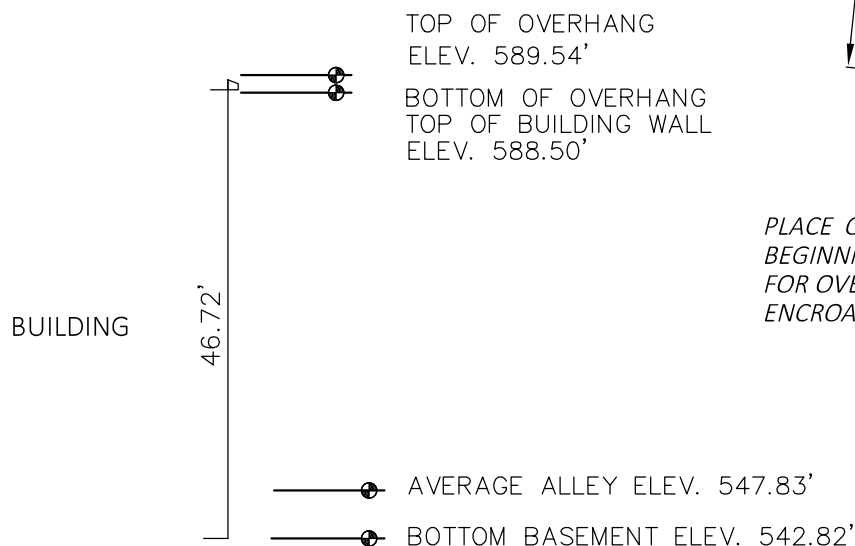
112 W. PECAN STREET  
PFLUGERVILLE, TX 78660  
(512) 843-3633



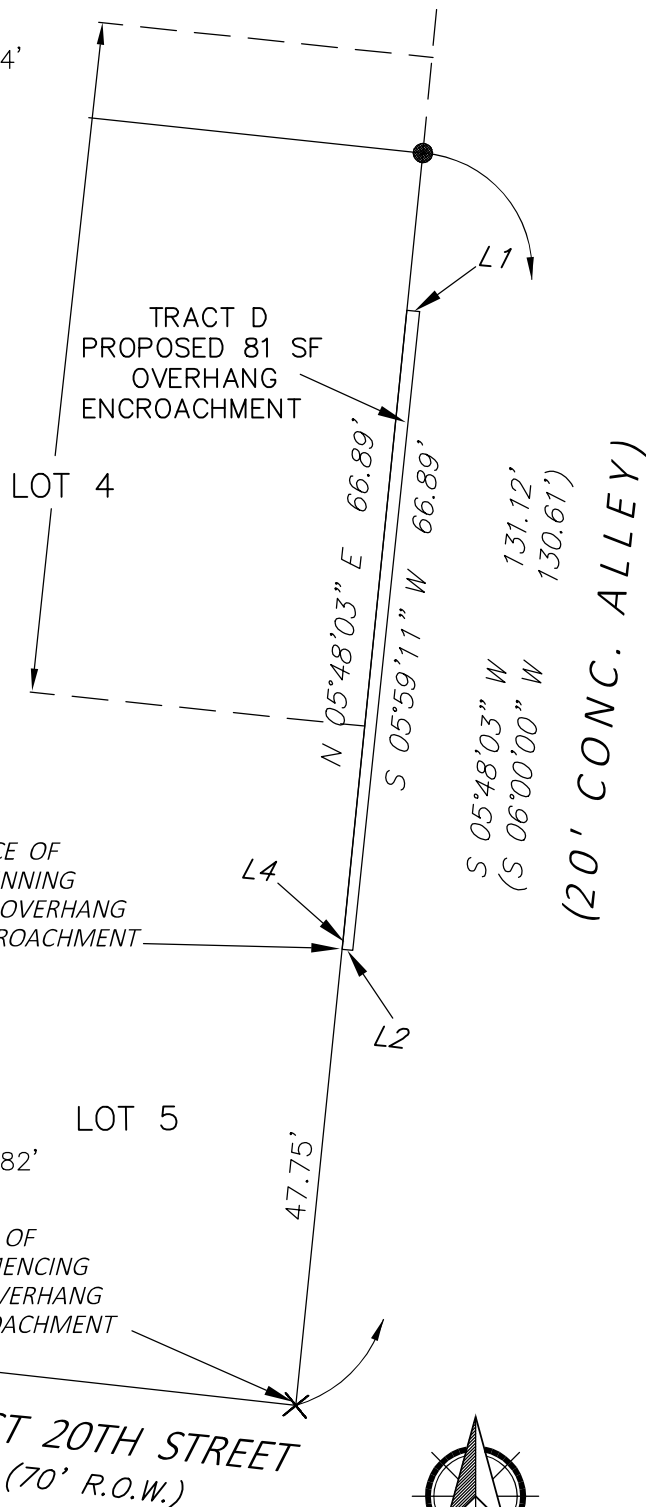
**"EXHIBIT C - TRACT D, OVERHANG ENCROACHMENT AREA"  
SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTIONS**



**EAST SIDE ELEVATIONS  
OVERHANG ENCROACHMENT AREA**



**OVERHANG SECTION OF ENCROACHMENT AREA**

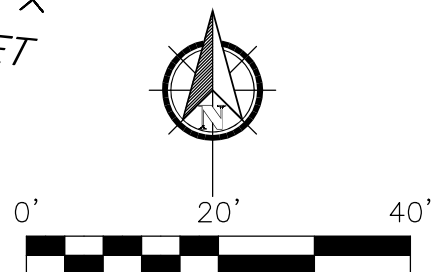


**TRACT D  
81 SF ROOF OVERHANG ENCROACHMENT**

PAGE 4 OF 4

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 84°13'36" E	1.32'
L2	N 84°03'24" W	1.10'



SCALE: 1 Inch = 20 Feet  
DEED NORTH



QUESTIONS, COMMENTS OR TO  
ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM

112 W. PECAN STREET  
PFLUGERVILLE, TX 78660  
(512) 843-3633



722 1	726 12	730 13	734 24	738 25	742 36
2	11	14	25	26	35
3	10	15	23	27	34
4	9	16	21	28	33
5	8	17	20	29	32
6	7	18	19	30	31

	0	1	5	A	9
1	12	15	24	26	36
2	11	14	25	26	35
3	10	15	22	27	34
4	9	16	21	28	33
5	8	17	20	29	32
6	7	18	19	30	31
6 1/2	7 1/2	18 1/2	19 1/2	30 1/2	31 1/2

PALMETTO ST.					
1	12	13	24	25	56
	11	14	23	26	35
5	10	15	22	27	34
4	9	16	21	28	33
7	8	17	20	29	32
6	7	18	19	30	31

1	13	14	20	30	46
2	12	15	28	31	45
3	11	16	27	32	44
4	10	17	26	33	43
5	9	18	25	34	42
6	8	19	24	35	41
7	7	20	23	36	40
		21	22	37	39
					38

SAN MARCOS STREET

COLLEGE HILL

Souly St. East

E	L	M	S	T	A	E	E
1	20	21	42	43	22	16	28
2	19	22	41	2	24	27	31
3	18	21	40	5	25	28	30
4	17	24	39	4	22	29	29
5	16	25	38	5	21	30	28

[illegible]

Nº 26

№ 27

№ 31

Nº 35

№ 42

№ 43

Division E

# PLAN of SUBDIVISION

OF

LOUIS HORST'S

OUT LOTS

— IN —

DIVISION D <sup>DATA</sup> DIVISION E

CONGRUOS

1	2	3	4	5
---	---	---	---	---



